



38 Higher Blandford Road, Broadstone BH18 9AQ

We are pleased to present this two bedroom detached bungalow within walking distance of Broadstone high street, nearby bus routes and popular schooling.

EPC: 68 Council Tax Band: E Price: £399,950 Freehold

 **2**  **1**  **1**





Key Features

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- LEVEL WALK TO BROADSTONE HIGH STREET
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- LOVELY GARDENS
- PRIME LOCATION
- MUST BE VIEWED!

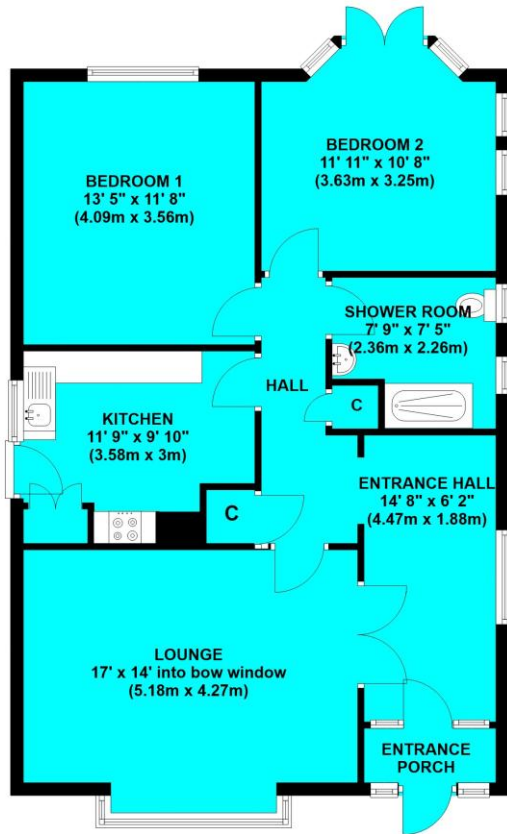
The Property

We are pleased to present this two bedroom detached bungalow within walking distance of Broadstone high street, nearby bus routes and popular schooling.

Upon entering the property you are greeted with a porch which leads to the generous hallway which flows through to the good size living room with bow bay and fireplace with gas fire. From the lounge there is a door which opens into an inner hallway which has an airing cupboard and storage cupboard and leads through to the kitchen. The kitchen is a fair size with space for a table and chairs and has a

door to the side of the property. The main bedroom is a very big room with space for a kingsize bed, there are built in wardrobes over the bed with a window out onto the rear garden. Bedroom 2 is a nice, bright, airy double room with patio doors opening out on the garden. The bathroom is also a good size.

To the front of the property there is ample off road parking which leads down the side to a double gate accessing the single garage. The rear garden is a lovely size with two garden sheds, a lovely willow tree and plants and shrubs down the sides.



Total area: approx. 81.9 sq. metres (881.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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